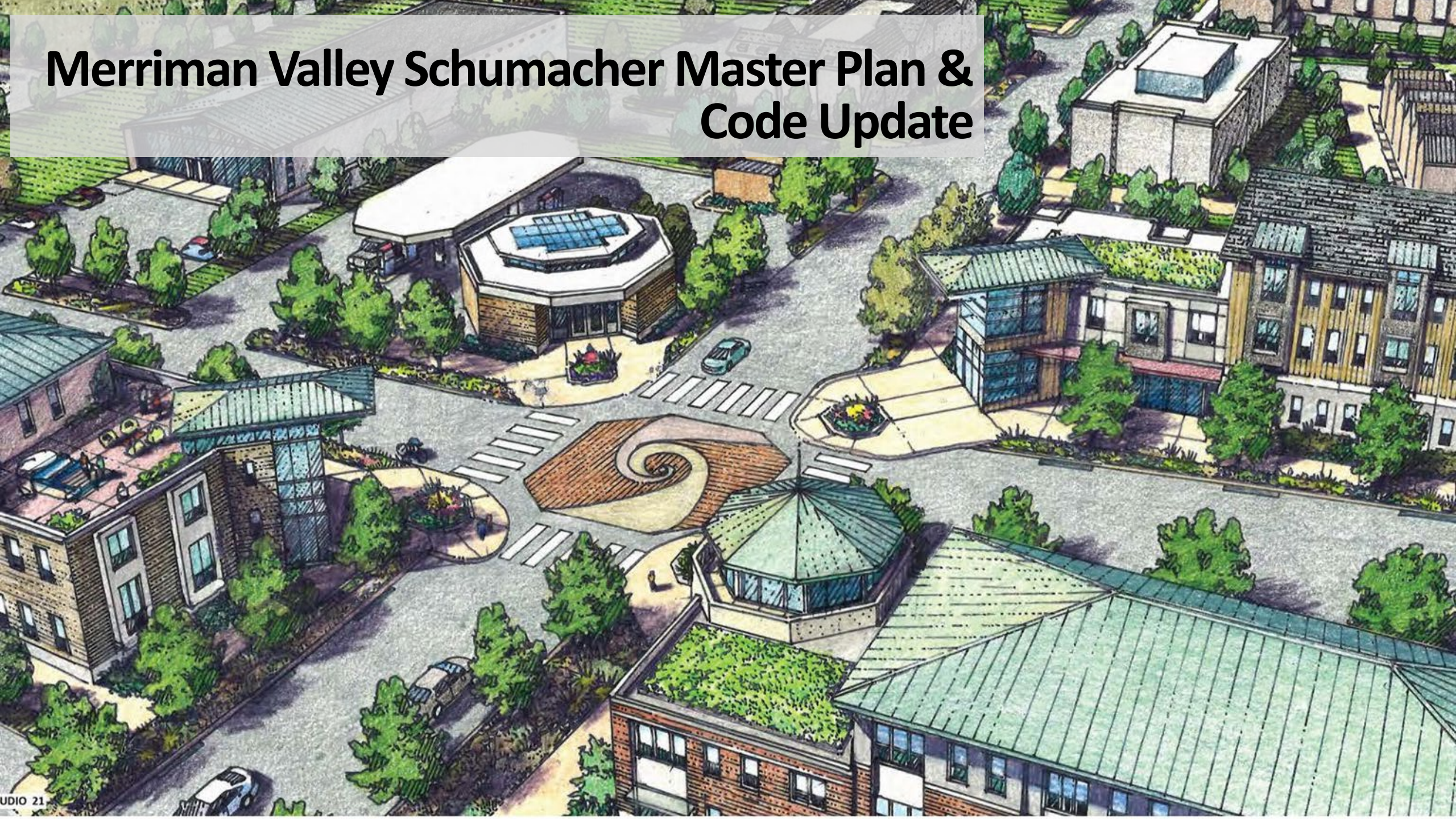
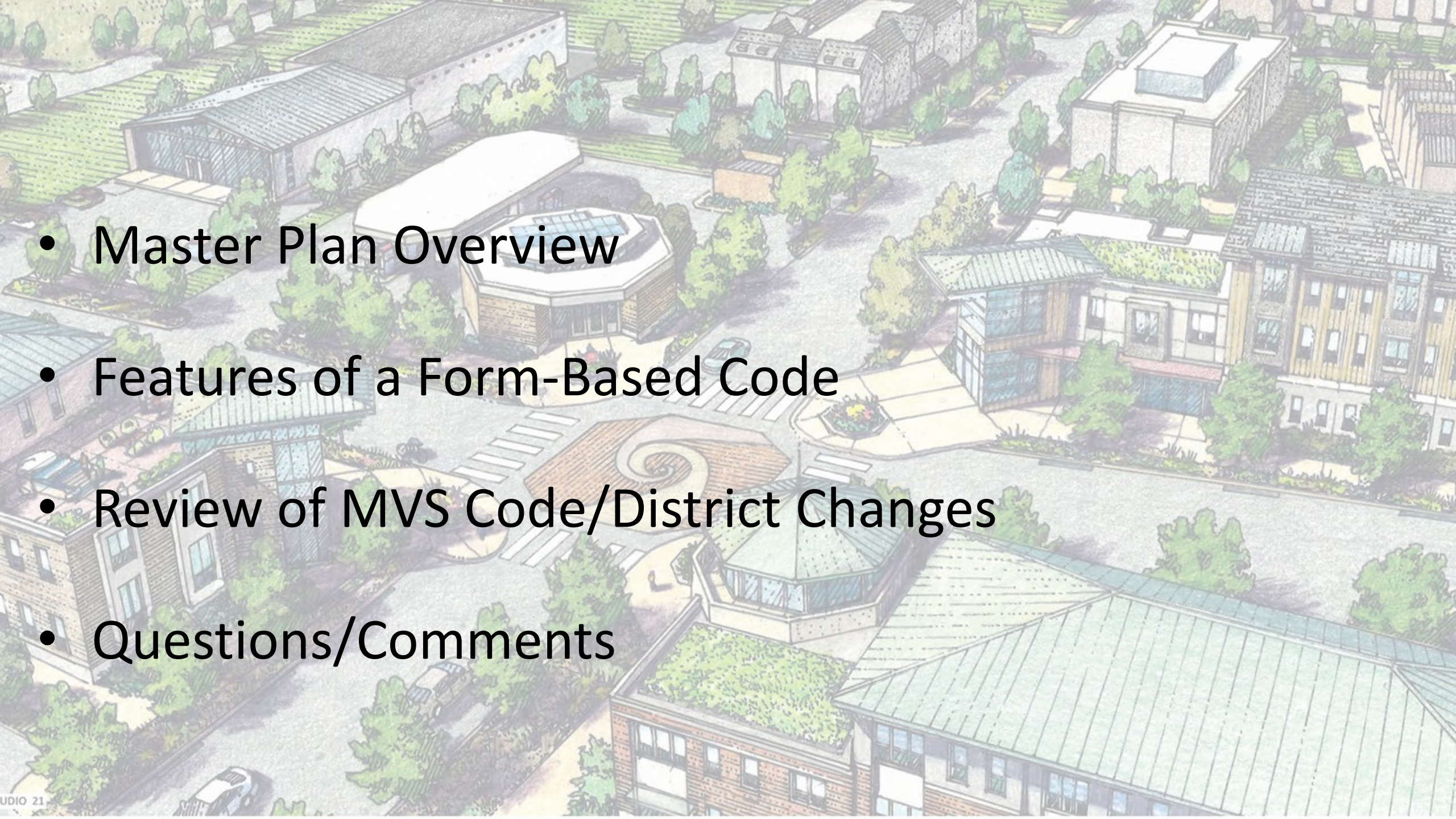
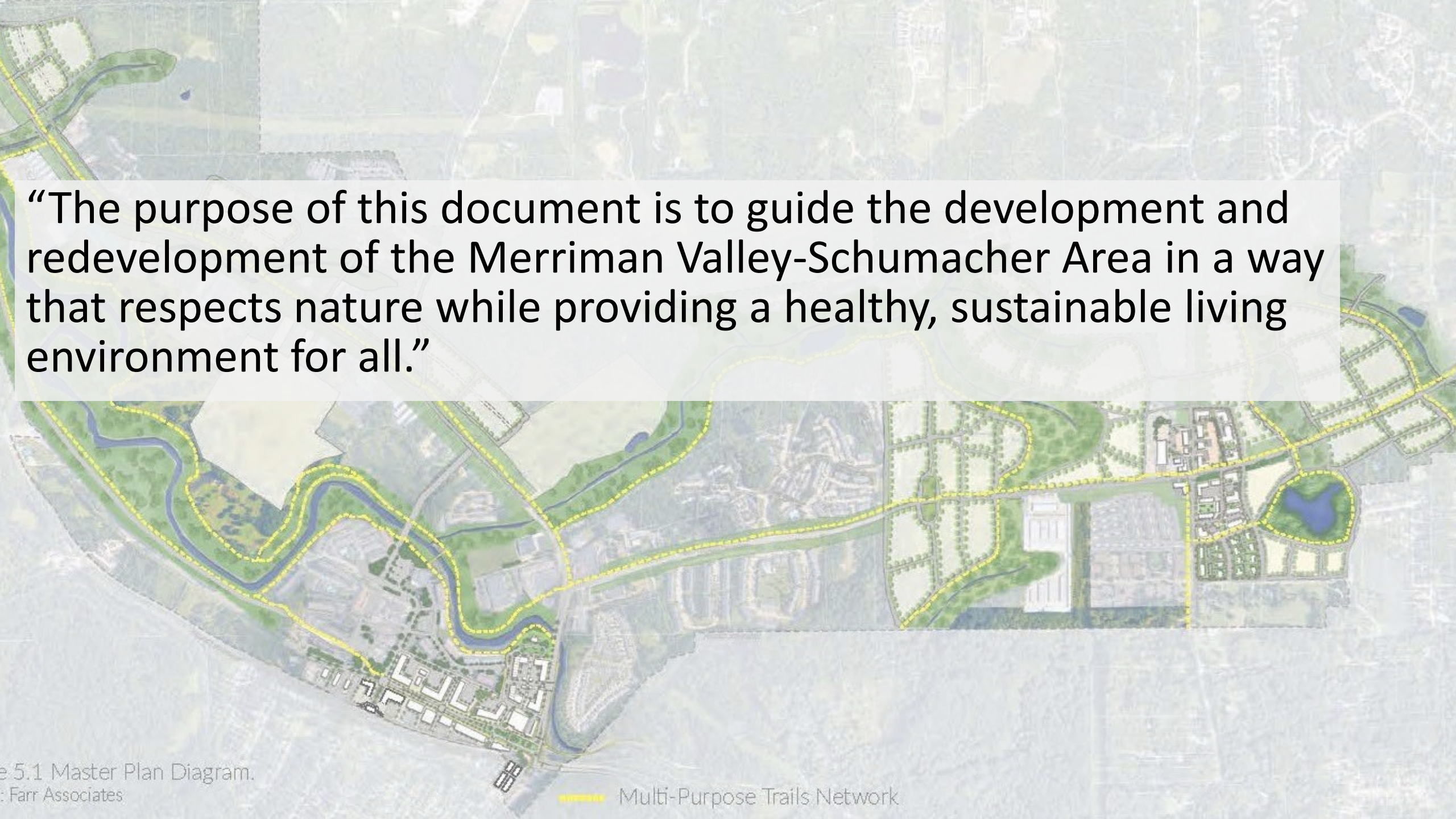
Merriman Valley Schumacher Master Plan & Code Update





- Master Plan Overview
- Features of a Form-Based Code
- Review of MVS Code/District Changes
- Questions/Comments



“The purpose of this document is to guide the development and redevelopment of the Merriman Valley-Schumacher Area in a way that respects nature while providing a healthy, sustainable living environment for all.”

e 5.1 Master Plan Diagram.
: Farr Associates

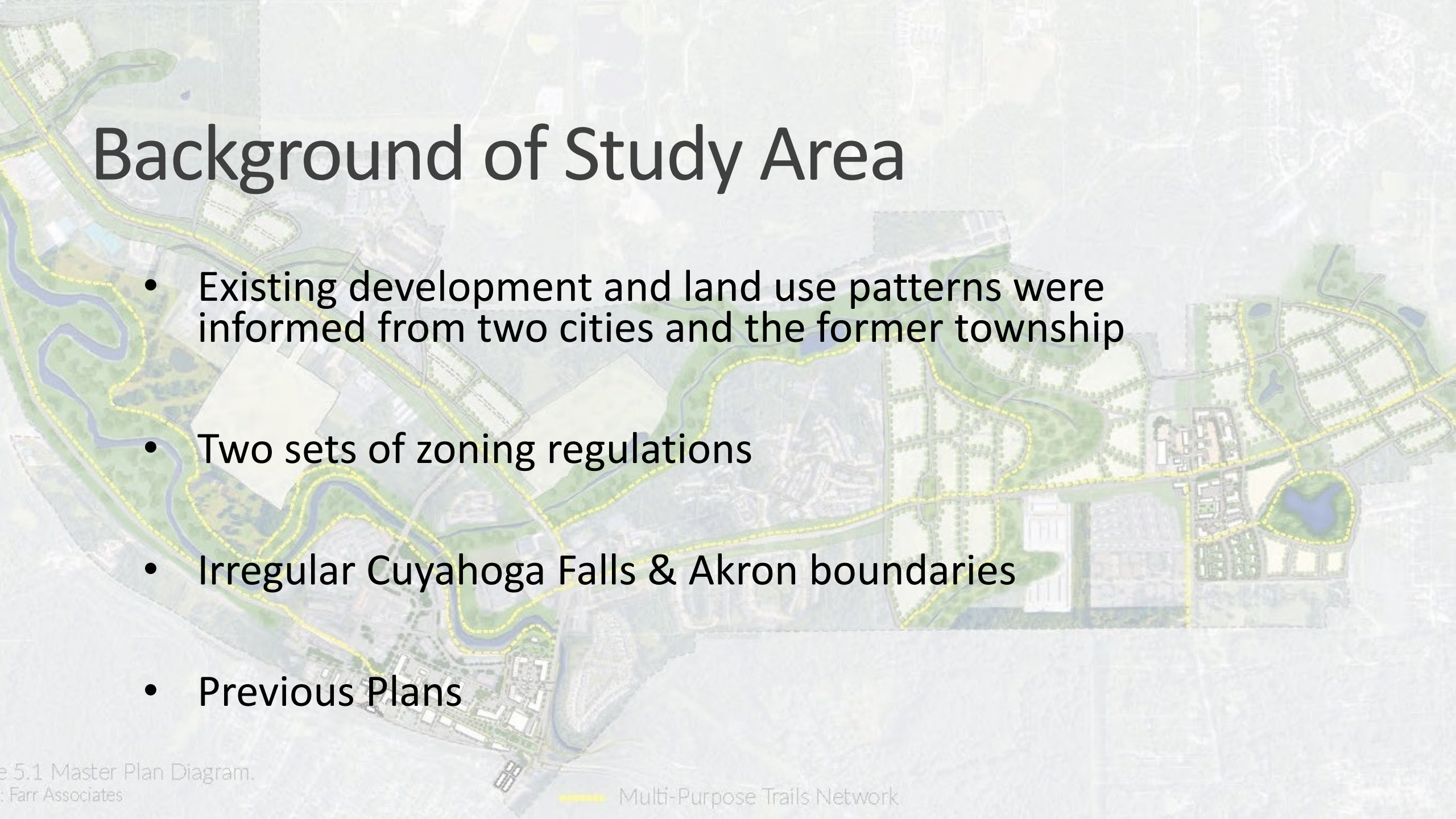
Multi-Purpose Trails Network

Background

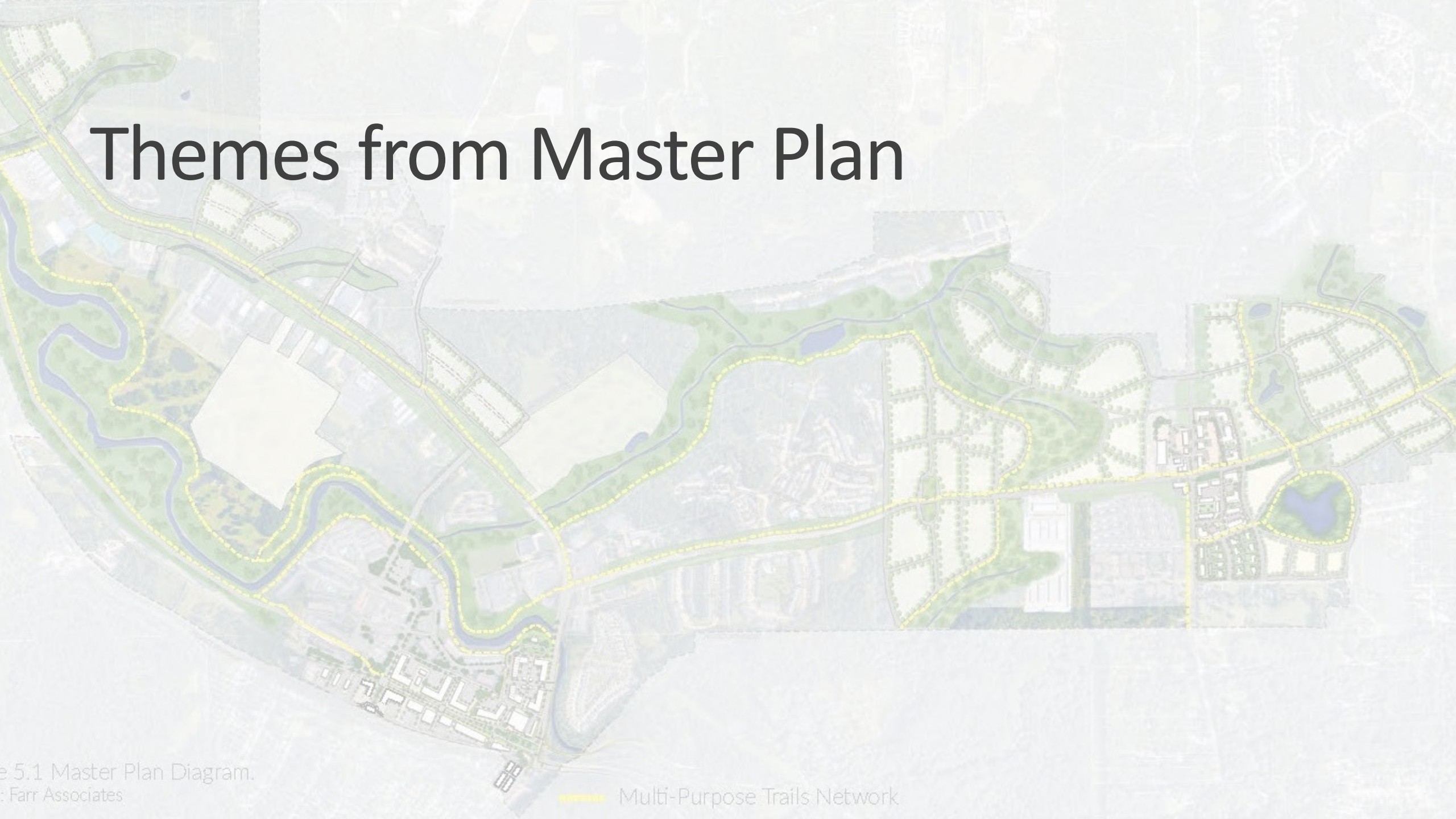

e 5.1 Master Plan Diagram.
: Farr Associates
Multi-Purpose Trails Network

Background of Study Area

- Existing development and land use patterns were informed from two cities and the former township
- Two sets of zoning regulations
- Irregular Cuyahoga Falls & Akron boundaries
- Previous Plans

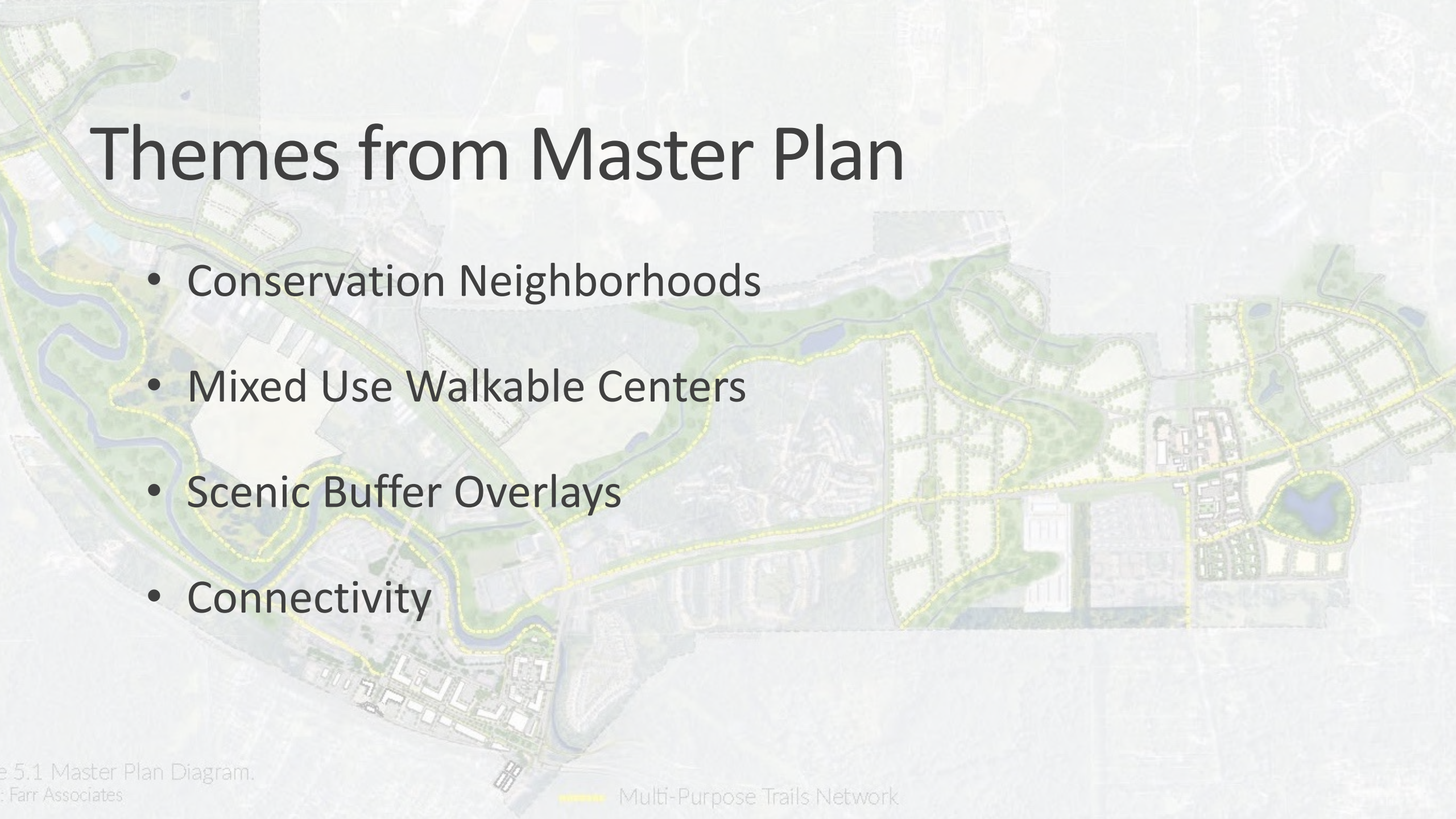


Themes from Master Plan



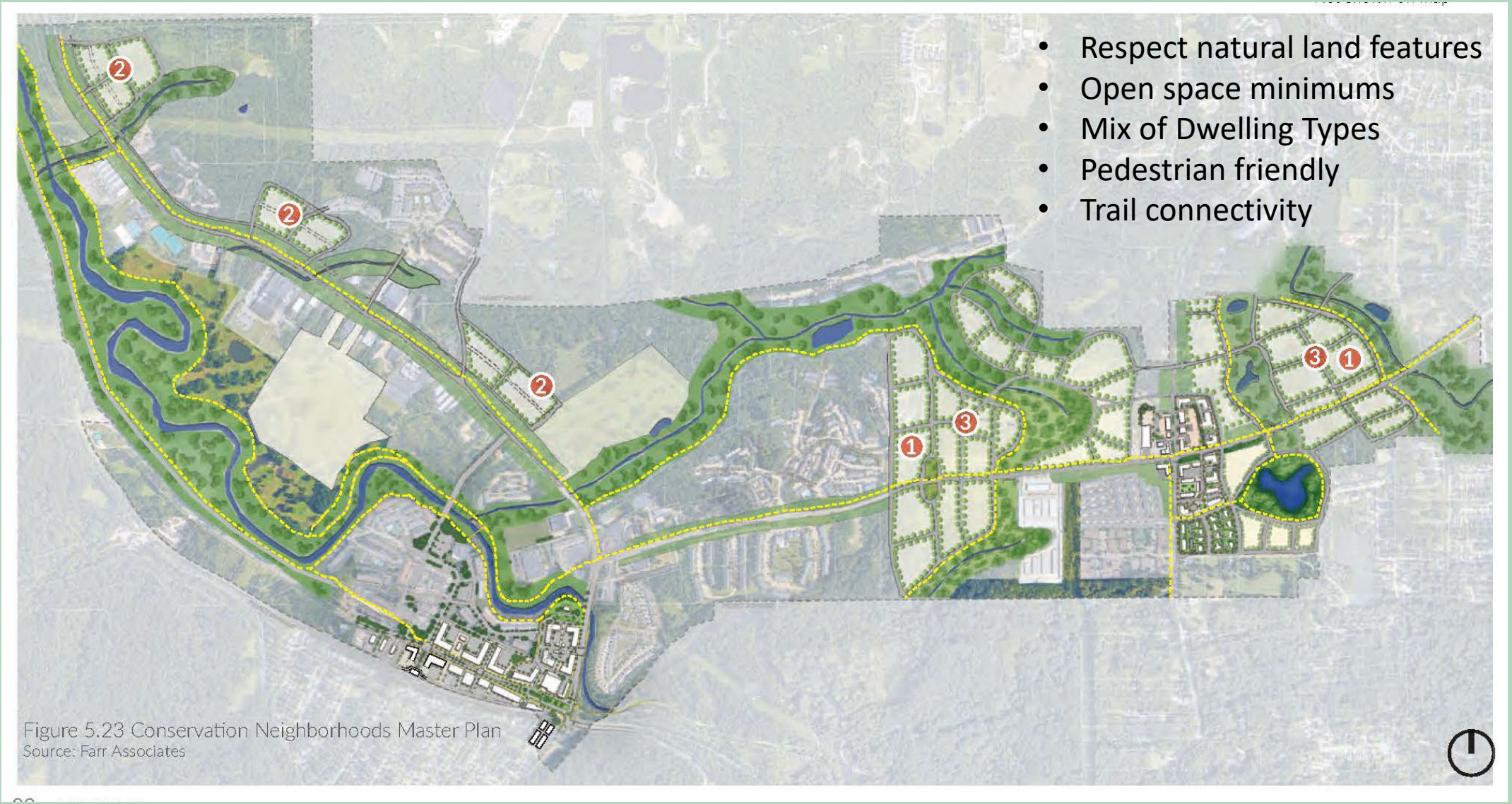
Themes from Master Plan

- Conservation Neighborhoods
- Mixed Use Walkable Centers
- Scenic Buffer Overlays
- Connectivity



Conservation Neighborhoods

Conservation Neighborhoods



Conservation Neighborhoods

2.2.1. **CN** Conservation Neighborhood

A. **OVERVIEW**

A walkable neighborhood environment with a variety of low-intensity housing options (including townhomes, duplexes and single-unit homes on small lots) located with access to adjacent, permanently conserved open space.

Mixed Use Centers

Mixed Use Centers

Northampton & Portage Trail

- Walkable from residential development
- Active first floors
- Buildings closer to street
- Parking located to the side and/or screened from view
- Consistent with existing MU standards

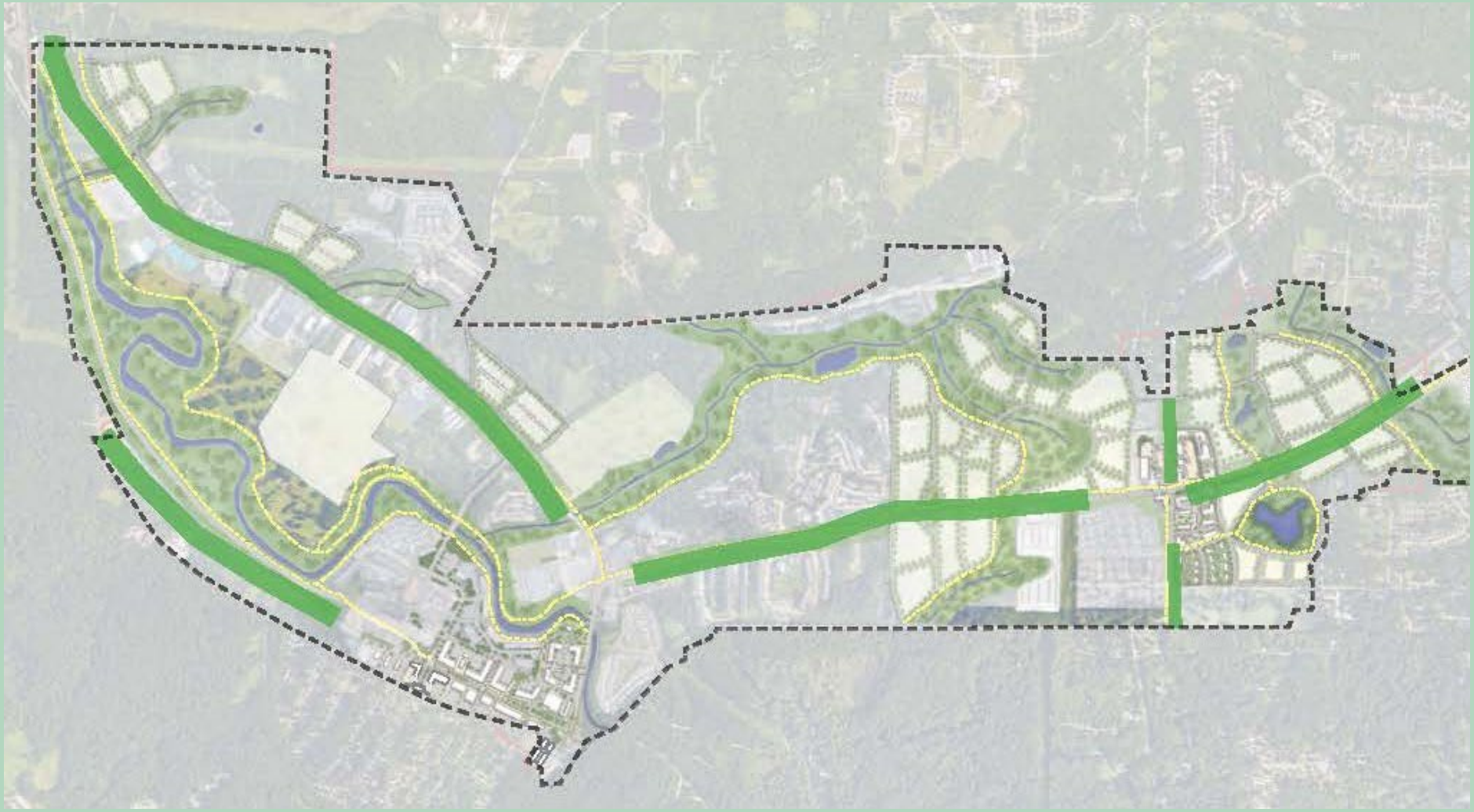
Mixed Use Centers

Photo Source: Code Studios

Scenic Buffer Overlay

Source: Farr Associates

Scenic Buffer Overlay

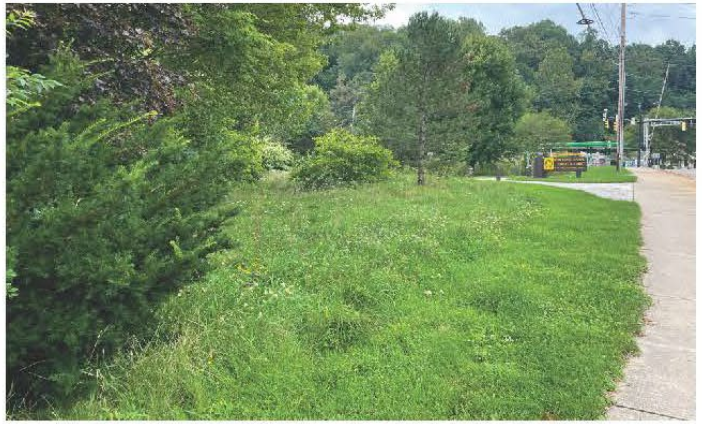


Source: Farr Associates

Scenic Buffer Overlay

MEADOW BUFFER

FOREST BUFFER



Source: Farr Associates

Scenic Buffer Overlay

Figure 5.88 Sketch of Natural Area with Muti-Use Trail: the Long-Term Vision for the Scenic Byway.
Copyright: Bondy Studio

Figure 5.86 Natural Roadside Vegetation.
Source: wemu.org, credit Wikipedia Media Commons

Figure 5.87 Roadside Pollinator Habitat in Ohio.
Source: The Ohio Pollinator Habitat Initiative

Source: Farr Associates

Connectivity

Connectivity

- Connected development

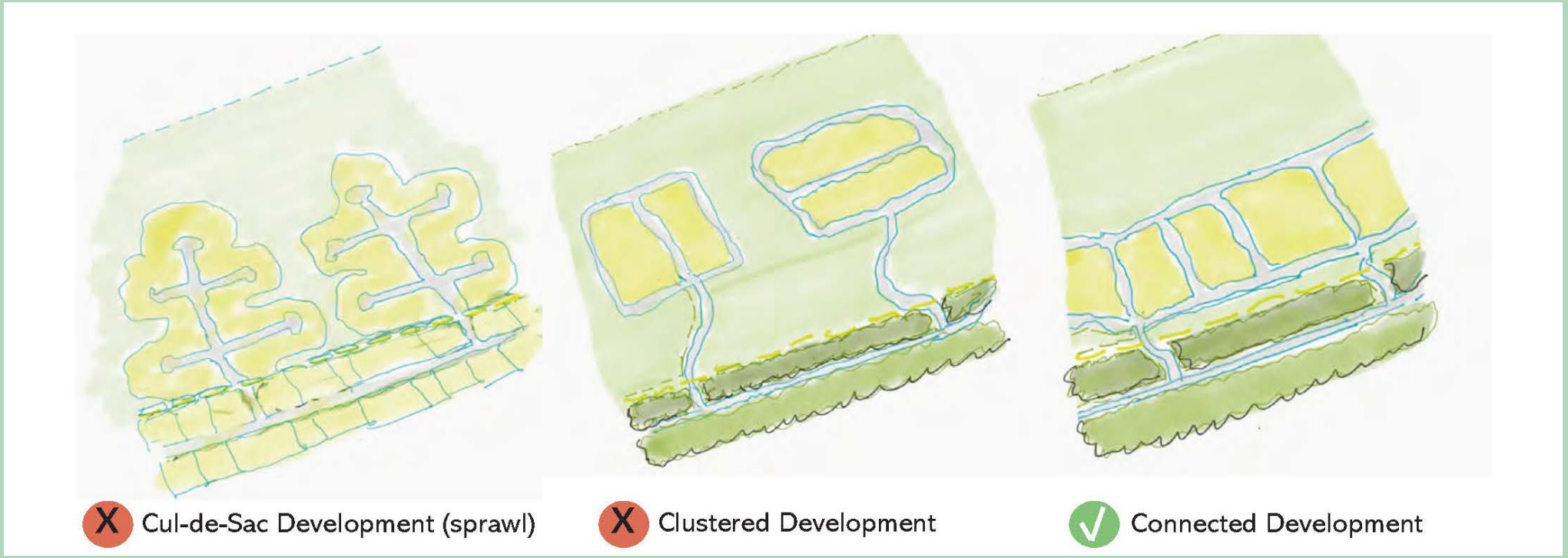


Photo source: Farr Associates

Connectivity

CONNECTIVITY / RIGHT OF WAY

1. Retrofitted Intersection for Pedestrians
2. Retained Right of Way Width
3. Alternate Street Network

REDEVELOPMENT OPPORTUNITIES

4. Walkable Gas Station
5. New Sustainable Buildings to Frame Intersection
6. Varied Neighborhood Densities

NATURAL LANDS

7. Naturalized Area
8. Scenic Byway with Multi-Purpose Path (see p. 70)

Figure 5.74 Detailed Master Plan for The Northampton Subarea (Node B).
Source: Farr Associates

Figure 5.76 Pedestrian Refuge Example.
Source: Wikimedia Commons, CC BY-SA 2.0

Photo source: Farr Associates

Connectivity

5 CREATE A MORE COMPLETE TRAIL NETWORK THAT CONNECTS PEOPLE WITH DESTINATIONS

The Ohio & Erie Canal Towpath Trail is one of the biggest assets to this study area and loved by local residents and visitors alike. This plan proposes the trail network be expanded and more loops be created. This will provide users the opportunity to conduct shorter or longer walks/bike rides.

It will also create more linkages between residential areas and destinations including parks, which will improve walkability. Footbridges should be installed in strategic locations to further improve accessibility. These footbridges can double as viewing platforms to the Cuyahoga River.

The multi-purpose path within the scenic byway buffer should be 10 feet wide and connect to the habitat corridor trail. A multi-purpose trail on Portage Trail Ext. W would allow new and existing residents to access the retail node at Northampton Road by bike or on foot. Note that the steep terrain in portions of the study area may prevent this multi-purpose trail from serving as an official bike route, particularly along Portage Trail Extension W. This portion of the network should include a bike dismount area.

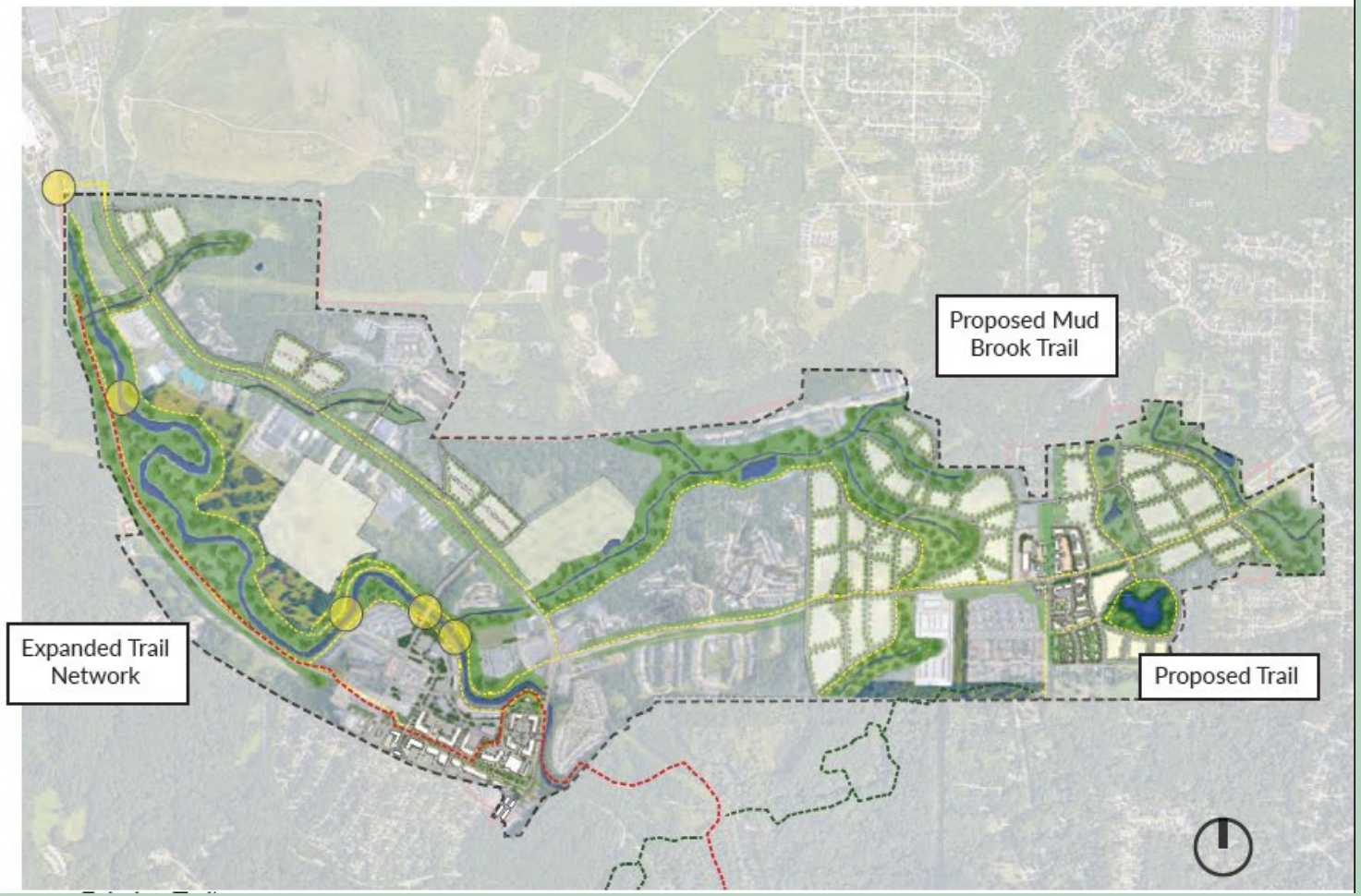
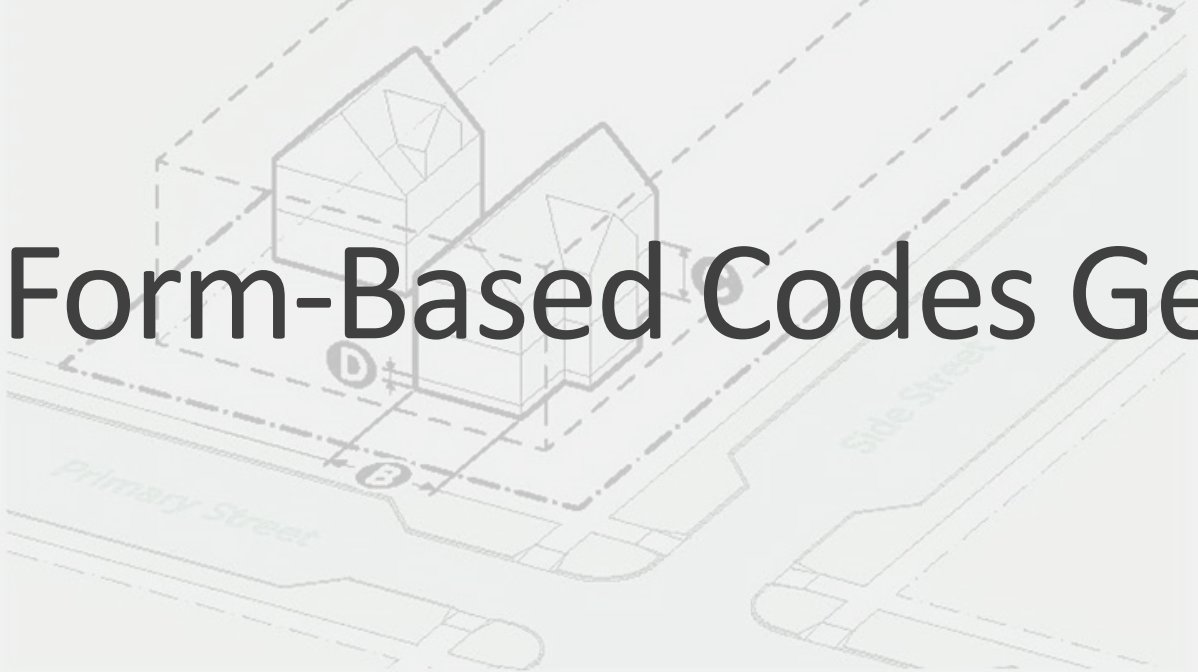


Photo source: Farr Associates

Form-Based Codes Generally



		Primary St.	Side St.
1. **Massing**	Sec. 2.5.11		
A	Height in stories/feet (max)	2.5/35'	
	Width (max)		
B	Primary street, single-unit or attached-unit building	60'	
	Side street	n/a	
2. **Ground Story**	Sec. 2.5.12		
	Active depth (min)		
	Primary street	n/a	
3. **Transparency**	Sec. 2.5.13		
E	Ground story (min)	20%	15%
F	Upper story (min)	15%	15%
G	Blank wall width (max)	15'	20'
4. **Entrances**	Sec. 2.5.14		
	Street-facing entrance	Required	n/a
	Street-facing entrance spacing (max)	n/a	n/a

Form-Based Code – How does it Differ?

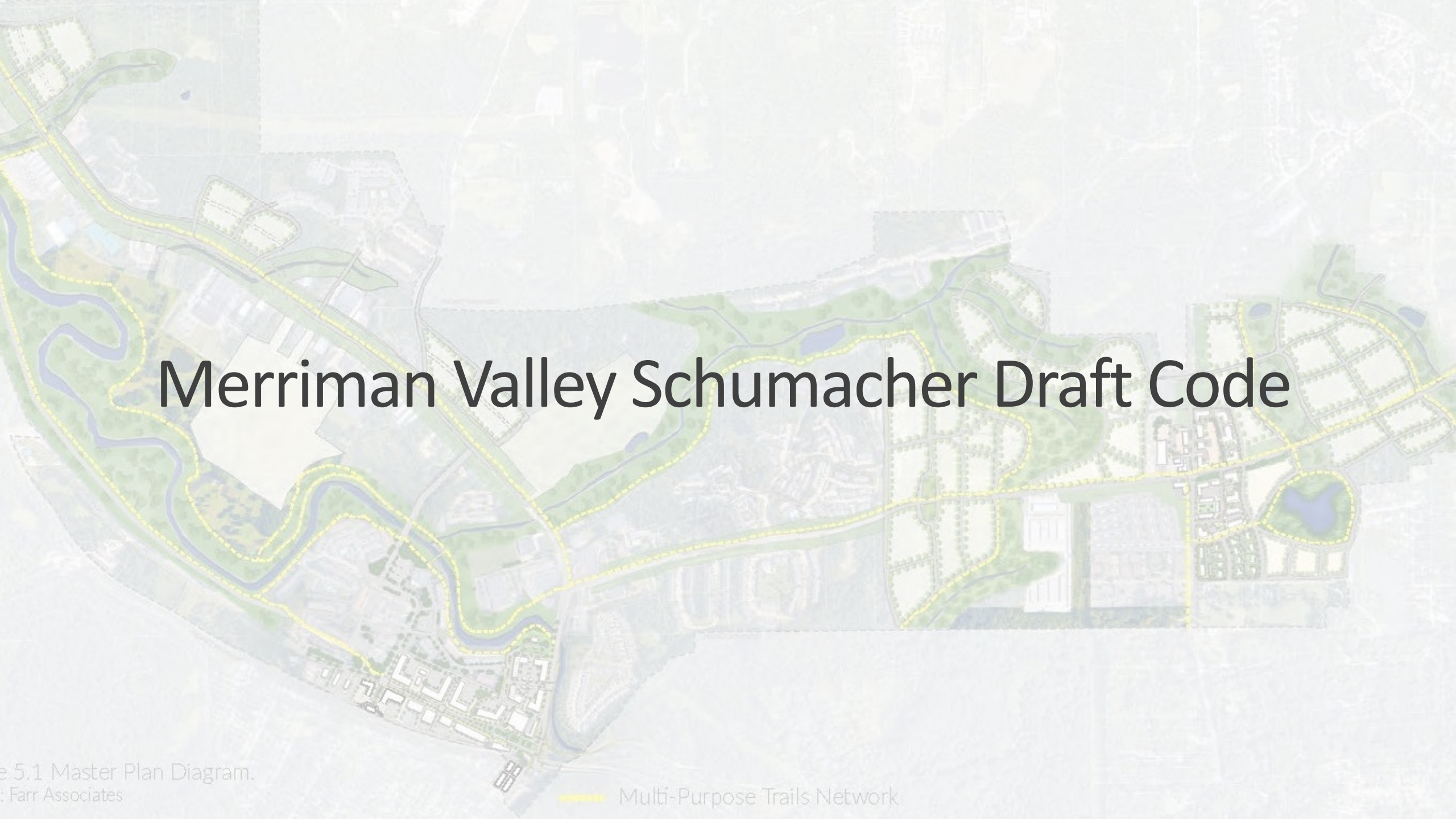
- Pictures
- Diagrams
- Illustrations

	Primary St.	Side St.
3. **Transparency**	Sec. 2.5.13	
E Ground story (min)	20%	15%
F Upper story (min)	15%	15%
G Blank wall width (max)	15'	20'
4. **Entrances**	Sec. 2.5.14	
Street-facing entrance	Required	n/a
Street-facing entrance spacing (max)	n/a	n/a

Form-Based Code – How is it similar?

- Text
- Tables
- Building material & design standards
- Complements/references planning documents

Merriman Valley Schumacher Draft Code



Merriman Valley Schumacher Draft Code - Highlights

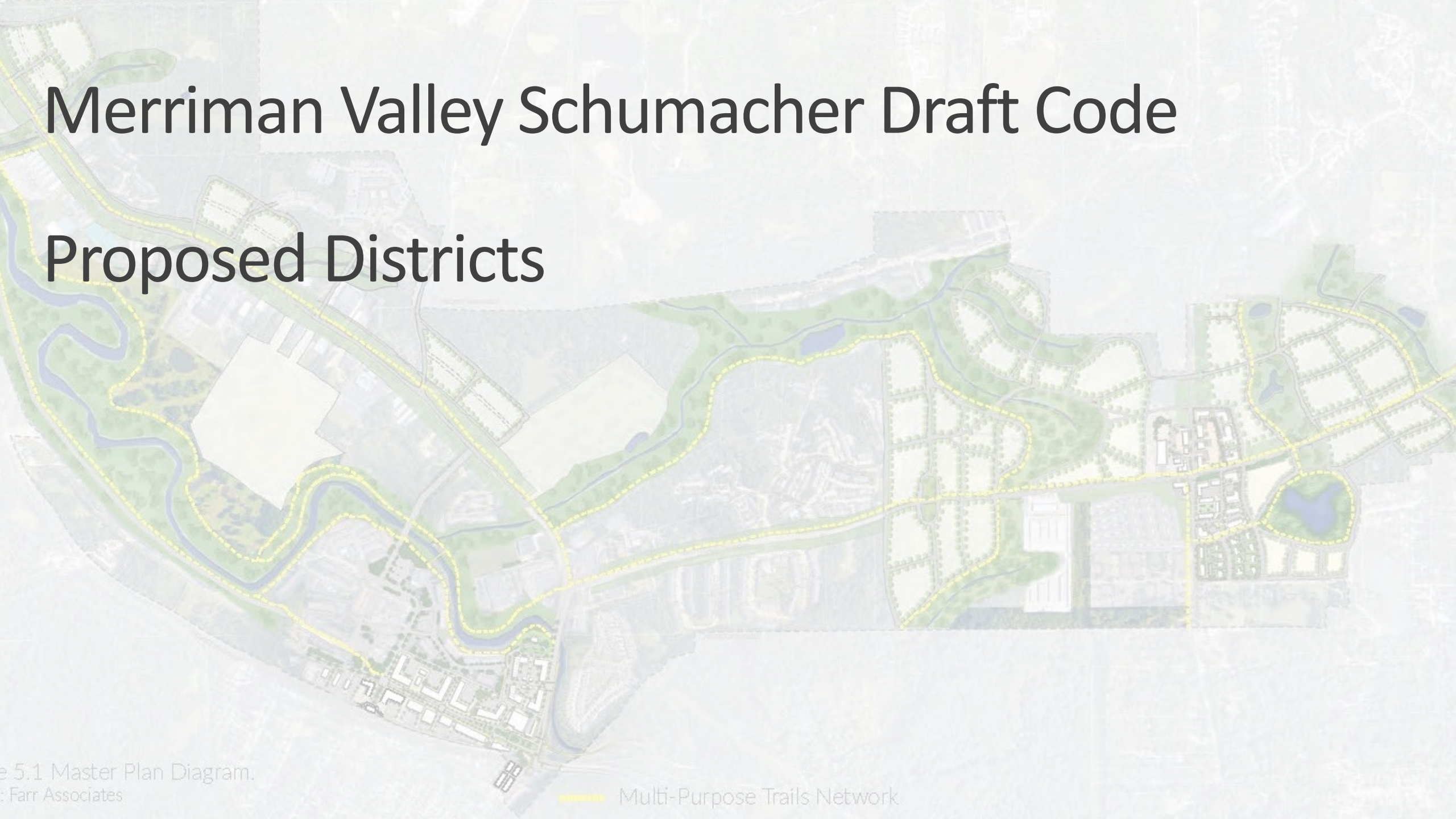
- Increased focus on the natural environment and managing development within it
- Introduction of Scenic Buffer Overlay to enhance the view along major thoroughfares.
- Enhanced building design standards in new MX-F when compared to E-1 District, i.e. Akron-Peninsula Rd
- Modification of permitted uses along Akron-Peninsula Road allows for redevelopment i.e. maker space, lodging, eating and drinking
- Enhanced Residential Development Standards, i.e. increased open space, connectivity requirements, greater flexibility in dwelling types

e 5.1 Master Plan Diagram.
: Farr Associates

Multi-Purpose Trails Network

Merriman Valley Schumacher Draft Code

Proposed Districts



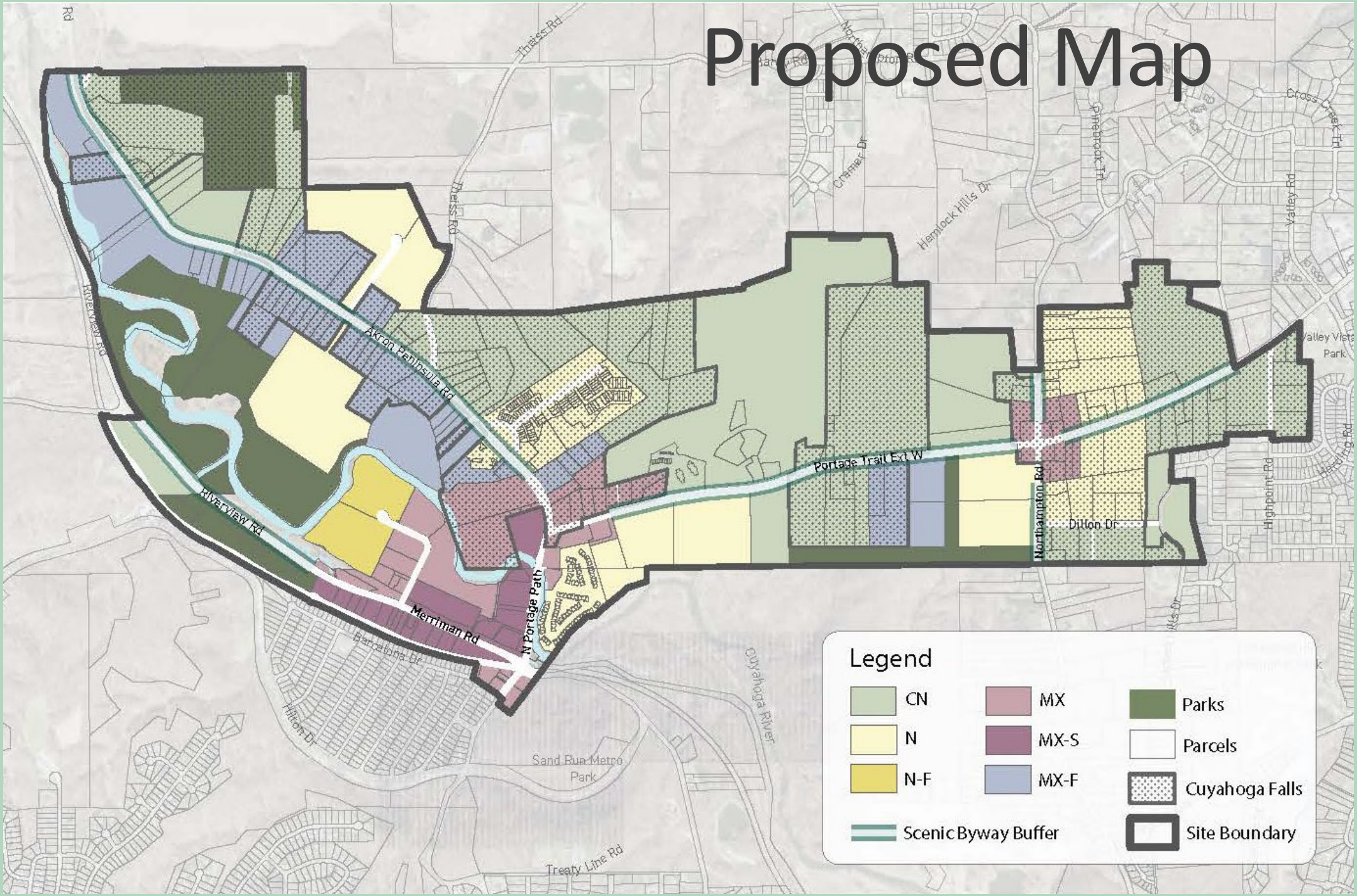
Merriman Valley Schumacher Draft Code

- CN Conservation Neighborhood
- N Neighborhood
- N-F Neighborhood Flex
- MX Mixed Use
- MX-S Mixed Use-Shopfront
- MX-F Mixed Use-Flex

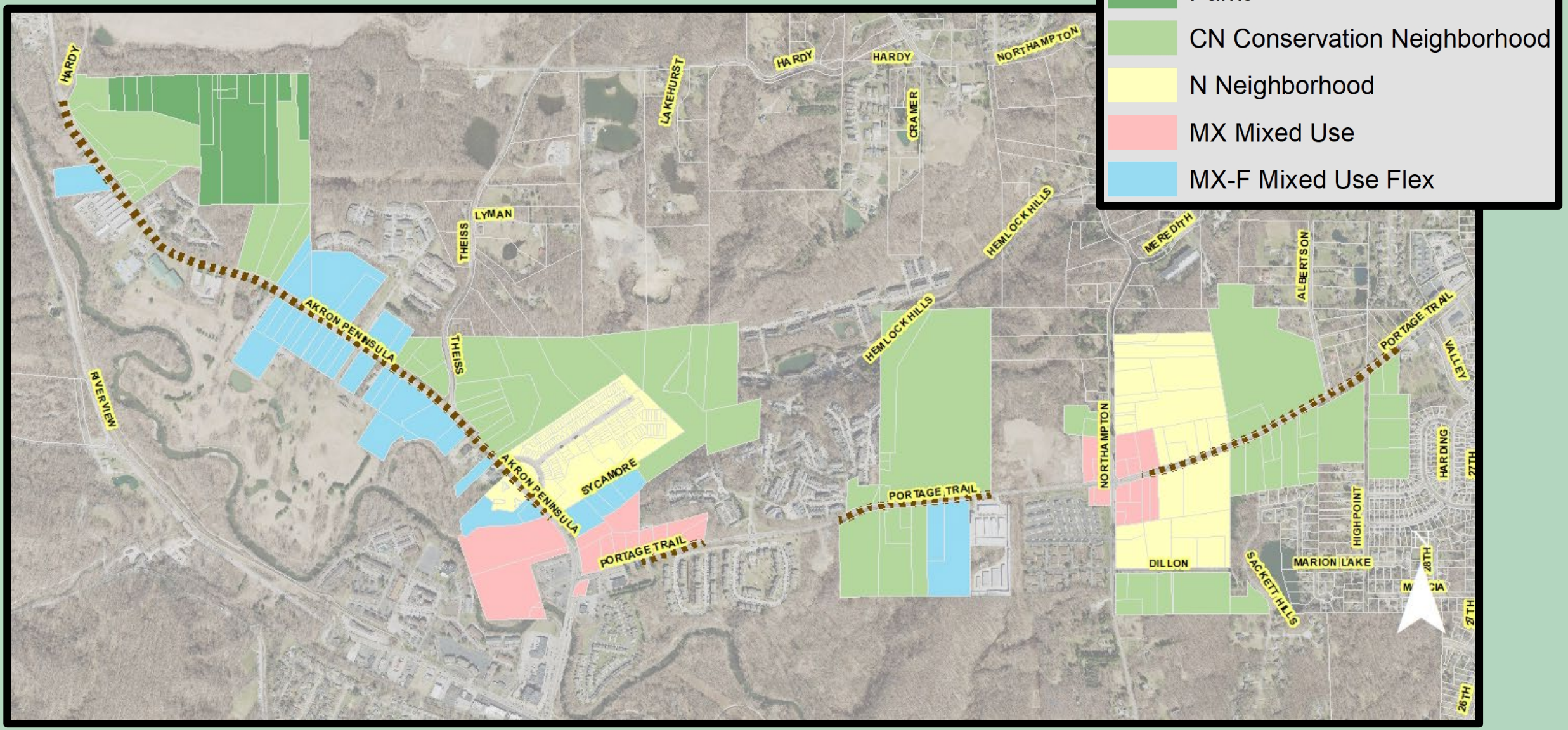
e 5.1 Master Plan Diagram.
: Farr Associates

Multi-Purpose Trails Network

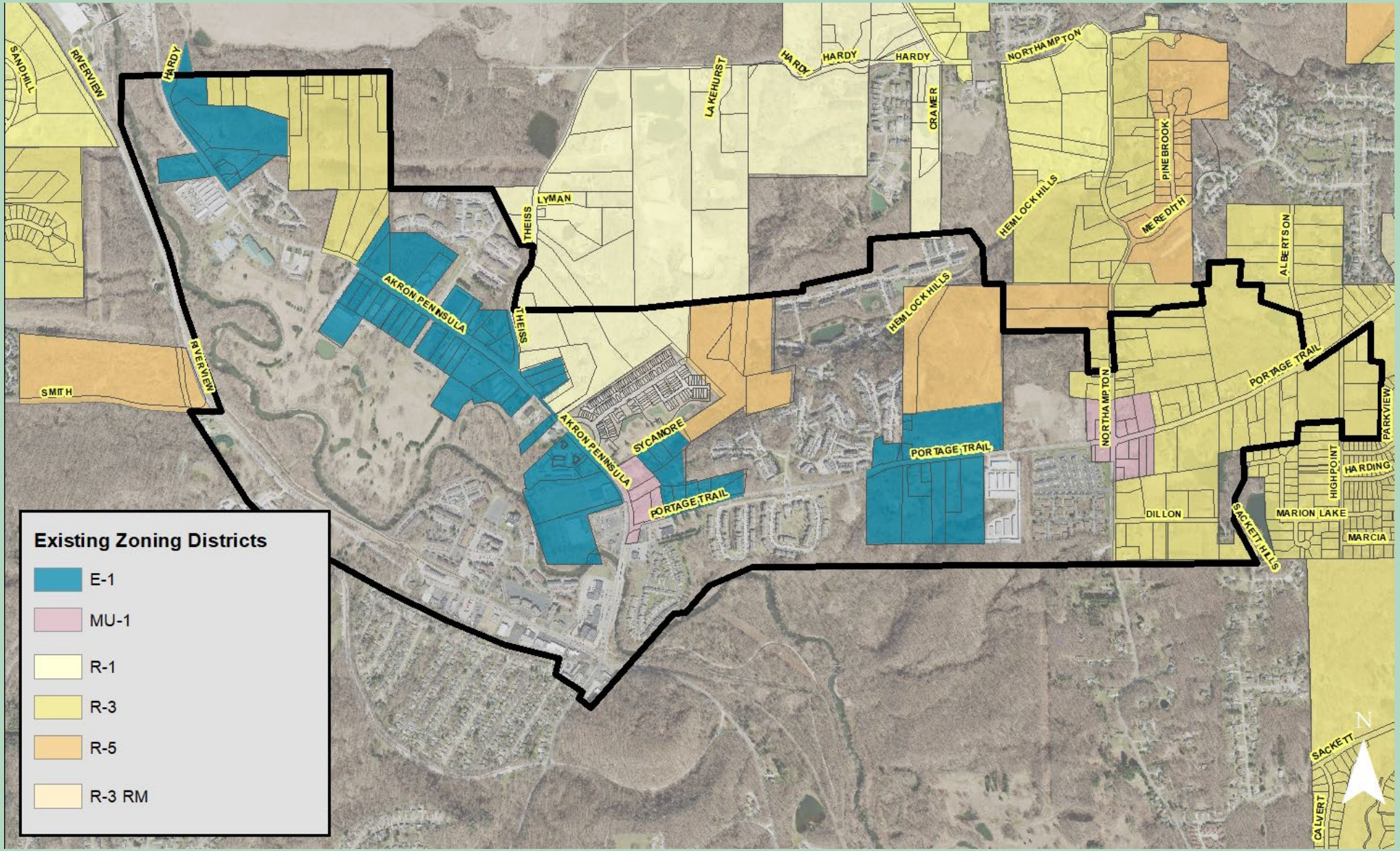
Proposed Map



Proposed Zoning Districts in CF



Existing Zoning - CF



Residential Districts

A. District Summaries

CN	N	N-F
Small lot single-unit homes, duplexes, townhomes.	Small lot single-unit homes, townhomes, up to small apartment buildings.	Townhomes up to medium apartment buildings. Limited commercial space. No single-unit homes.
2.5 story/35' height (max)	3 stories/40' height (max)	3 stories/40' height (max)
70% min. open space required for sites	120’ max. building width	150’ max. building width

Source: Code Studios

Residential Districts

2.2.1. **CN** Conservation Neighborhood

A. OVERVIEW

A walkable neighborhood environment with a variety of low-intensity housing options (including townhomes, duplexes and single-unit homes on small lots) located with access to adjacent, permanently conserved open space.

2.2.2. **N** Neighborhood

A. OVERVIEW

A walkable neighborhood environment with a variety of moderate-intensity housing options (including small apartment buildings, townhomes, and single-family detached homes on small lots) located with access to nearby commercial and other uses.

Source: Code Studios

Residential Districts

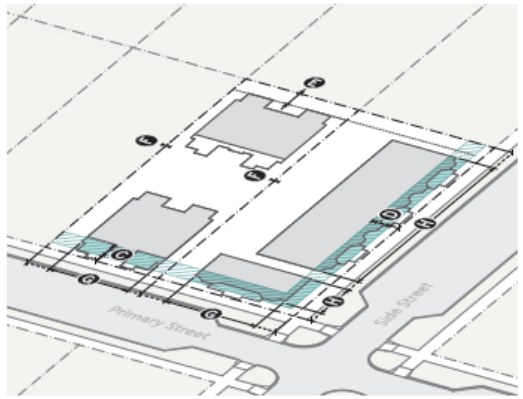
Source: Code Studios

Residential Districts

Source: Code Studios

Residential Districts

A. SITE STANDARDS



1. **Site Width**	Sec. 2.5.2
Ⓐ Width (min)	
Front access	40'
Side/rear access	18'
1. **Dwelling Units**	Sec. 2.5.3
Dwelling units per lot (max)	12
2. **Coverage**	Sec. 2.5.4
Ⓑ Outdoor amenity space (min)	10%
Building coverage (max)	
Less than 5 dwelling units	60%
5 or more dwelling units	70%
3. **Streetscape**	Sec. 2.5.5
Sidewalk width (min)	6'
Planting area	
Width (min)	6'
Type	Tree lawn
Tree spacing (max)	40' avg. on center
4. **Blocks**	Sec. 2.5.6
Block perimeter (max)	1800'
Block length (max)	600'

5. **Setbacks**	Sec. 2.5.7
Ⓒ Primary street (min/max)	Established Setback Range or 5'/15'
Ⓓ Side street (min/max)	5'/15'
Ⓔ Rear (min)	10'
Ⓕ Side (min)	5'
Between attached units (min)	0'
6. **Transitions**	Sec. 2.5.8
Transition setback (min)	n/a
Screening type required	n/a
7. **Building Frontage**	Sec. 2.5.9
Ⓖ Primary street (min)	65%
Ⓗ Side street (min)	40%
8. **Parking Location**	Sec. 2.5.10
Front street yard	Not allowed
Side street yard	Not allowed
Rear yard	Allowed
Side yard	Allowed

Source: Code Studios

Scenic Buffer Overlay

Source: Code Studios

Scenic Buffer Overlay

C. Extent of Required Scenic Buffer

The required scenic buffer extends for a distance of 50 feet parallel to and measured from the existing (or any proposed) edge of pavement. The scenic buffer includes any City or County rights-of-way, as well as any private property. Obligations for planting on private property do not include any activity in public rights-of-way.

	Private Property	City/County ROW	
Outside Scenic Buffer	Scenic Buffer	Shoulder	Pavement
	<--------- 50-Foot Scenic Buffer ---------->		

FOREST BUFFER

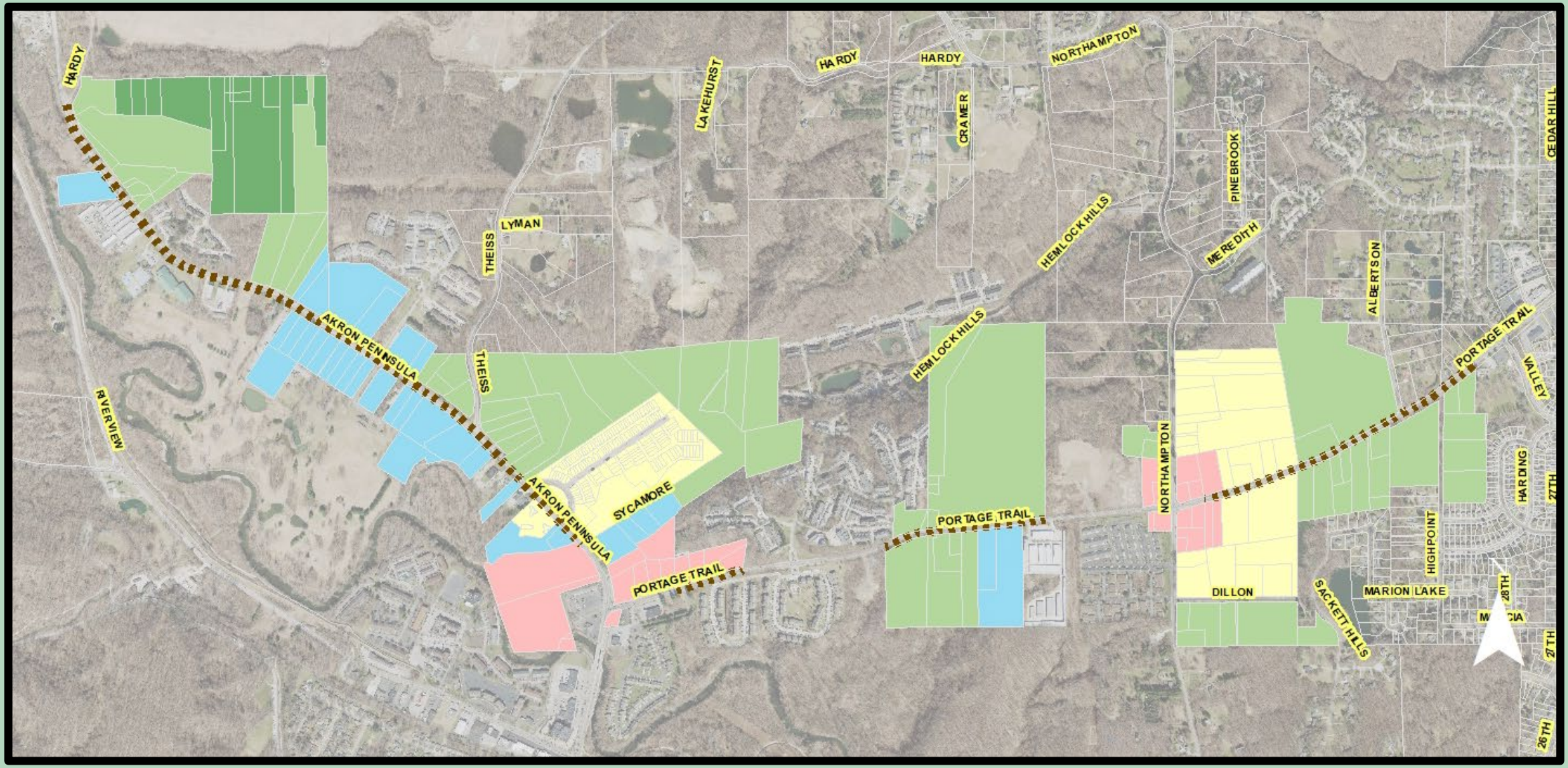
Forest Buffer Example.

MEADOW BUFFER

Meadow Buffer Example.

Source: Code Studios

Scenic Buffer Overlay



Source: Code Studios

MX District

Northampton Corners

MX District

Northampton Corners

MX District

Northampton Corners

MX District
Northampton Corners

4 REDEVELOP GAS STATION AS WALKABLE ANCHOR TO THE HAMLET

LANDSCAPE AND CONSOLIDATE DRIVEWAYS

Drive-through gas stations have a large impact on the overall "feel" of an intersection. They usually include many curb cuts with pumps out front, making non-motorists feel like they are walking in a world built for cars. To counteract that, this plan proposes to add landscaping along the sidewalk, and to consolidate curb cuts. This will create a more pedestrian- and bike-friendly environment.

MOVE SERVICE BUILDING TO THE CORNER

Relocate the gas station building to the corner of the intersection to allow both drivers and others to easily access services from either the street or pumps.

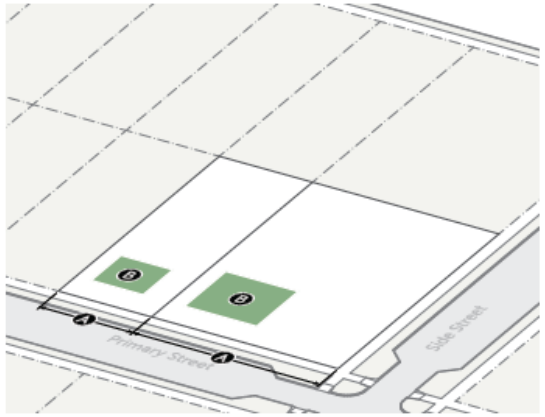
The complete rearrangement of the pumps and canopy to match the preferred site plan will likely require the relocation of the underground gas storage tanks. Therefore, the gas island and canopy are unlikely to be relocated as long as it remains a gas station. However, it is physically viable to add a retail outbuilding at the corner of the intersection.

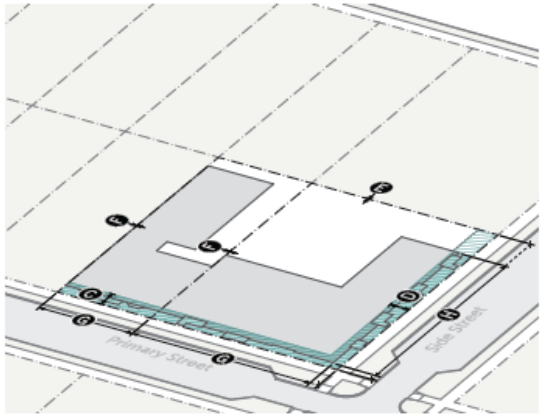
Figure 5.79 Ideal Gas Station Site Plan.
Source: Farr Associates

Figure 5.80 Alternate Gas Station Site Plan.
Source: Farr Associates

MX District

C. SITE STANDARDS

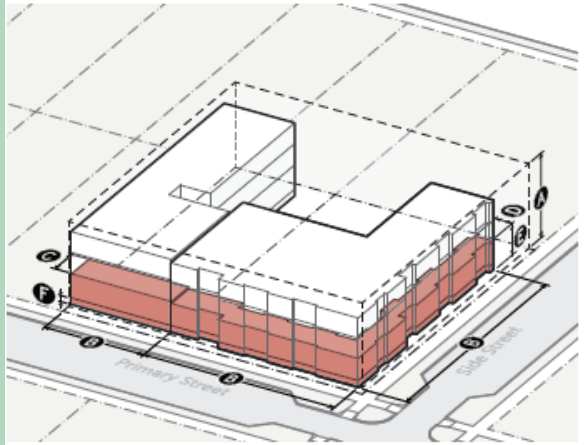




1. **Site Width**	Sec. 2.5.2
Ⓐ Width (min)	
Front access	40′
Side/rear access	20′
2. **Dwelling Units**	Sec. 2.5.3
Dwelling units per lot (max)	n/a
3. **Coverage**	Sec. 2.5.4
Ⓑ Outdoor amenity space (min)	10%
Building coverage (max)	80%
4. **Streetscape**	Sec. 2.5.5
Sidewalk width (min)	8'
Planting area	
Width (min)	6'
Type	Tree lawn or grates
Tree spacing (max)	30' avg. on center
5. **Blocks**	Sec. 2.5.6
Block perimeter (max)	1600'
Block length (max)	500'

6. **Setbacks**	Sec. 2.5.7
Ⓒ Primary street (mix/max)	0′/10′
Ⓓ Side street (min/max)	0′/10′
Ⓔ Rear (min)	0′
Ⓕ Side (min)	0'
7. **Transitions**	Sec. 2.5.8
Transition setback (min)	15'
Screening type required	B2
8. **Building Frontage**	Sec. 2.5.9
Ⓖ Primary street (min)	75%
Ⓗ Side street (min)	40%
9. **Parking Location**	Sec. 2.5.10
No parking between the building and the street	

D. BUILDING STANDARDS



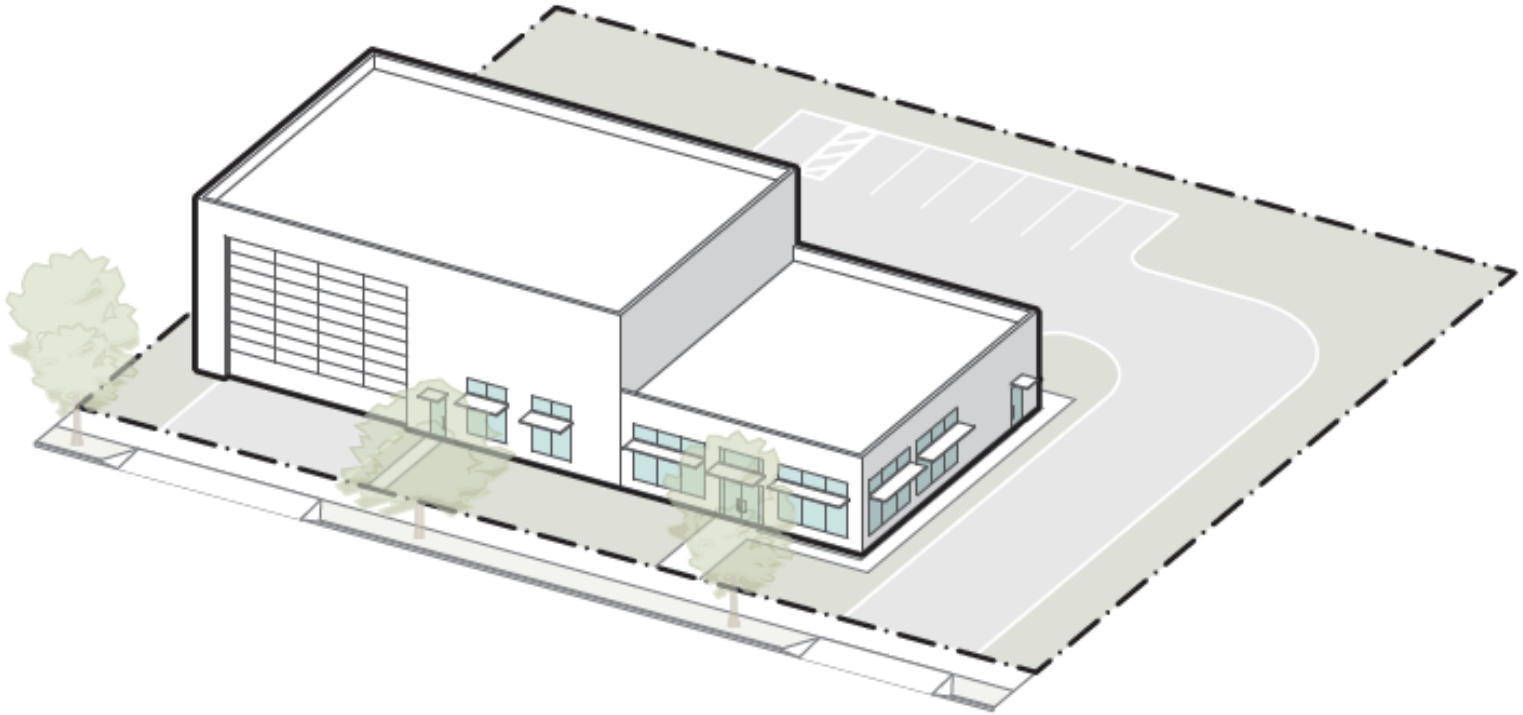
1. **Massing**	Sec. 2.5.11
Ⓐ Height (max stories/feet)	3/45′
Ⓑ Width (max)	200′
2. **Ground Story**	Sec. 2.5.12
Ground story active depth (min)	
Ⓒ Primary street	15′
Ⓓ Side street	9′
Ⓔ Ground story height (min)	
Residential	10′
Nonresidential	12′
Ⓕ Ground floor elevation (min/max)	
Residential	2′/5′
Nonresidential	0′/2′

	Primary St.	Side St.
3. **Transparency**	Sec. 2.5.13	
Ⓖ Ground story (min)		
Residential	35%	30%
Nonresidential	50%	35%
Ⓗ Upper story (min)	15%	15%
Ⓘ Blank wall width (max)	20′	30′
4. **Entrances**	Sec. 2.5.14	
Street-facing entrance	Required	Required
Ⓙ Street-facing entry spacing (max)	75′	85′

MX-F District

A. OVERVIEW

Commercial, light industrial, maker space, office and warehousing uses, including mixed-use buildings with tall ground floors with large areas of transparent glazing to accommodate retail-ready ground stories.



MX-F District

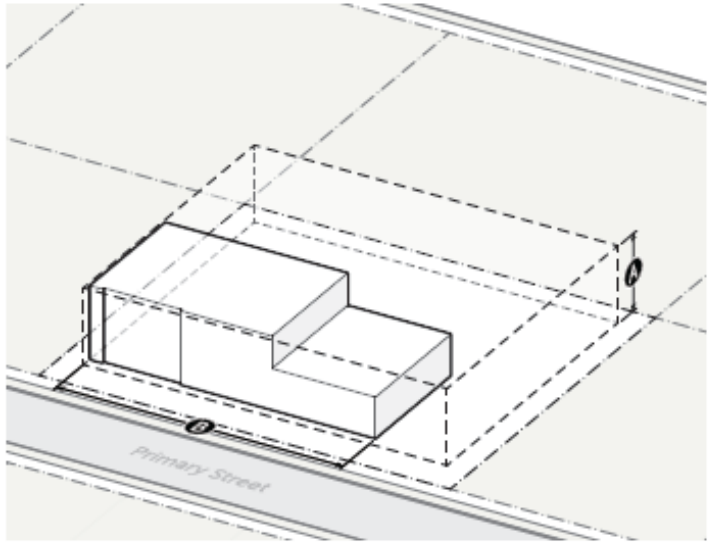
Akron-Peninsula Road

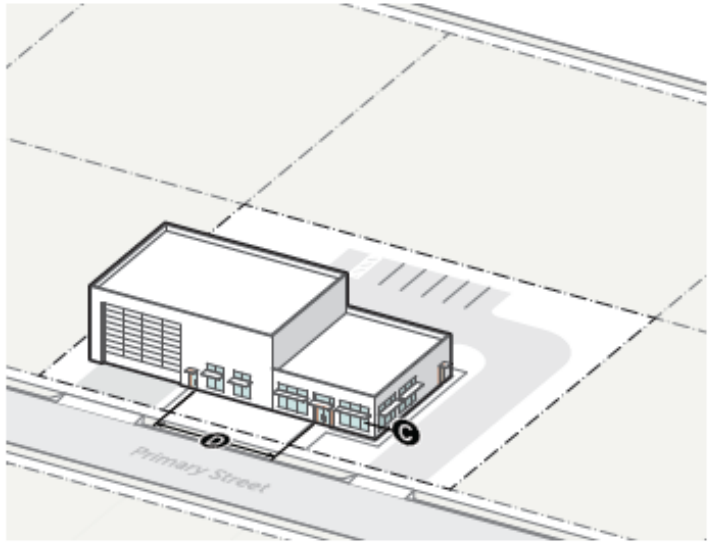
- **Enhanced building standards when compared to E-1**
- **Additional uses permitted to encourage redevelopment: “maker space”; eating & drinking; lodging**
- **Uses not allowed: self-storage; vehicle sales; gas station**

MX-F Building Types

MX-F - Site & Building Standards

D. MASSING STANDARDS





1. **Building**	Sec. 2.5.11
A Height	50'
Max. (stories/feet)	
Min. (stories/feet)	
B Width (max)	200'
2. **Ground Story**	Sec. 2.5.12
Ground story active depth (min)	n/a
Ground story height (min)	n/a
Ground floor elevation (min/max)	n/a

	Primary St.	Side St.
1. **Transparency**	Sec. 2.5.13	
C Ground story (min)	25%	15%
Upper story (min)	15%	15%
Blank wall width (max)	n/a	n/a
2. **Entrances**	Sec. 2.5.14	
Street-facing entrance	Required	Required
D Street-facing entry spacing (max)	70'	80'

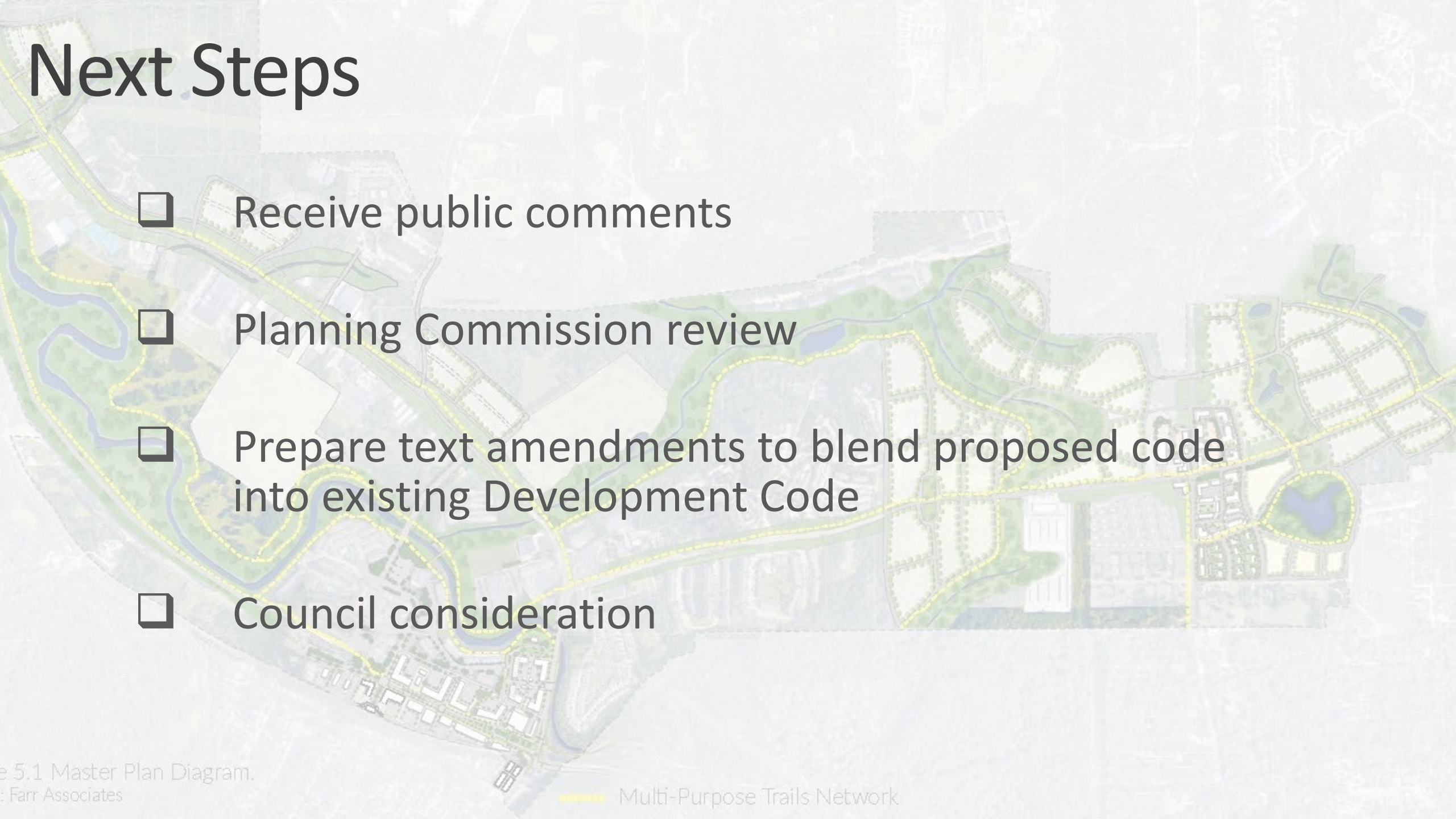
e 5.1 Master Plan Diagram.
: Farr Associates

Next Steps


e 5.1 Master Plan Diagram.
: Farr Associates
Multi-Purpose Trails Network

Next Steps

- ❑ Receive public comments
- ❑ Planning Commission review
- ❑ Prepare text amendments to blend proposed code into existing Development Code
- ❑ Council consideration




Questions/Comments

Questions/Comments

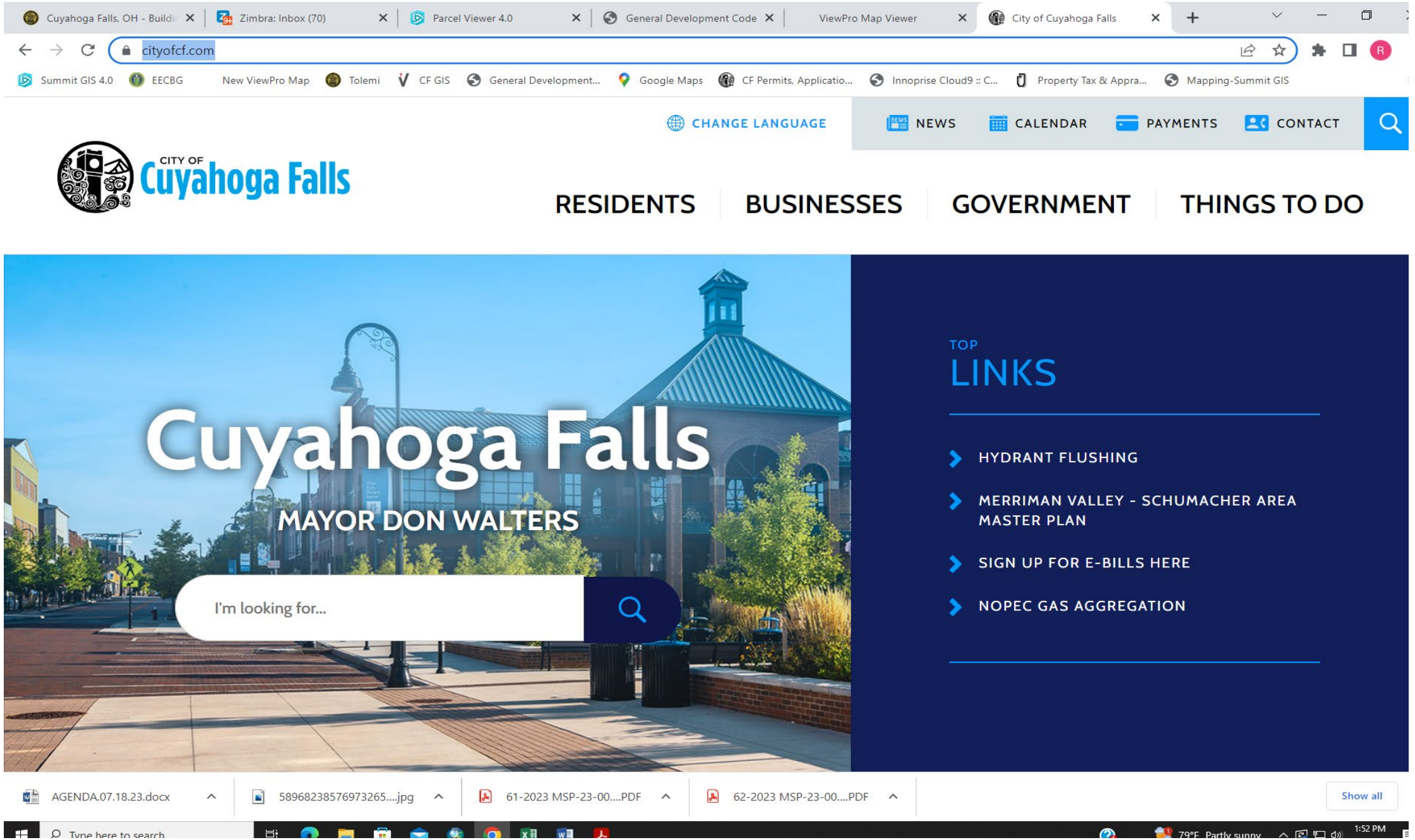
Please give us your comments/questions:

Community Development Department

330.971.8135

E-mail: development@cityofcf.com

Website: //www.cityofcf.com


Cuyahoga Falls, OH - Buildi
Zimbra: Inbox (70)
Parcel Viewer 4.0
General Development Code
ViewPro Map Viewer
City of Cuyahoga Falls
cityofcf.com
Summit GIS 4.0
EECBG
New ViewPro Map
Tolemi
CF GIS
General Development...
Google Maps
CF Permits, Applicatio...
Innoprise Cloud9 :: C...
Property Tax & Appra...
Mapping-Summit GIS
CHANGE LANGUAGE
NEWS
CALENDAR
PAYMENTS
CONTACT
CITY OF Cuyahoga Falls
RESIDENTS
BUSINESSES
GOVERNMENT
THINGS TO DO
Cuyahoga Falls
MAYOR DON WALTERS
I'm looking for...
TOP
LINKS
HYDRANT FLUSHING
MERRIMAN VALLEY - SCHUMACHER AREA MASTER PLAN
SIGN UP FOR E-BILLS HERE
NOPEC GAS AGGREGATION
AGENDA.07.18.23.docx
58968238576973265....jpg
61-2023 MSP-23-00....PDF
62-2023 MSP-23-00....PDF
Show all
Type here to search
79°F Partly sunny
1:52 PM